

Variance Report Added On : 01-17-2025

Rosedale Court		
Added By: Andrea Reusser	Status: Approved	
Month: November	Year: 2024	
Income for Month: \$117,235	Budgeted Income for Month: \$115,688	Favorable (Unfavorable) Income Variance: \$1,548
Expense for Month: \$59,748	Budgeted Expense for Month: \$51,479	Favorable (Unfavorable) Expense Variance: (\$8,268)
NOI Favorable (Unfavorable) Variance for Month: (\$6,721)	NOI Favorable (Unfavorable) Variance YTD: (\$55,180)	
Occupancy for the Month: 99%	Occupancy Budgeted: 95%	
<p>Summary:</p> <p>Largest Variances</p> <ul style="list-style-type: none">• Income +\$1.5k due to +\$4.3k in vacancy, +\$1.6k in damage income. Offset by (\$3.7k) in GPR• Utilities (\$2k) due to small unfavorable variances in each line item. Favorable YTD• Payroll (\$1.6k) primarily due to retro increase for Andrea• Repairs (\$2.9k) due to timing of final landscaping invoices vs budget (expense should have been budgeted through November-in line YTD), and timing of custodial invoices. Offset by no snow removal• G&A (\$1.4k) due to legal invoices <p>Current Occupancy 96.10% vs 94% same time last year</p> <p>Move outs Jan (0), Feb (0), Mar (0)</p> <p>Projected Occupancy Jan 97%</p> <p>Photos attached include Replacement cabinets in A01, landscaping outside Leasing Office, G03 photos after all work was completed and repairs made to outer wall and floor after foundation repairs were completed.</p>		
Uploaded Variance Excel: View Variance Report Excel		
Uploaded Market Comp Excel: View Market Comp Excel		

